

PREPARING FOR COMPLETION

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The vendor's solicitor will make a copy of this statement of figures and send it to the purchaser's solicitor. The latter will re-calculate the proportions and then write to the purchaser to let him have cash or a banker's draft for the amount to be paid on completion. If the purchaser desires to attend the completion or it is in any way necessary for him to do so, he should be told the place and time he is to attend. In many instances, however, it is quite unnecessary for either the vendor or the purchaser to attend the completion.

The vendor's solicitor will, before the time of completion, have a list of the deeds made out in duplicate, one of which lists he will ask the purchaser's solicitor to sign as proof of their having been handed over. The vendor's solicitor will also endorse the fire policy with a memorandum that the interest of Mr. John Smith (the vendor) in the insurance is now vested in Mr. William Brown (the purchaser), and an endorsement to this effect afterwards obtained from the insurance company by the purchaser's solicitor.

If the deposit has been paid to an estate agent, the purchaser's solicitor will prepare and sign a letter addressed to such agent that the purchase having been completed the purchaser

has no longer
any claim on the deposit and that the
same may be
paid to the vendor. He will hand this
letter to the
vendor's solicitor.

If the property is in the occupation of
a tenant
the vendor's solicitor will also prepare
and sign a
letter addressed to the tenant
directing him to
pay his future rent to Mr. William
Brown (the
purchaser). If the house is vacant he
should hand
over the keys to the purchaser's
solicitor.